

Applicants request a Special Exception under Section 2.16.050 J (Driveway over a Carport) in an R-3 (Residential) zone.

This would allow a 22' by 21' carport which is proposed to encroach into the front yard setback and to be located to within 5 feet of the front property line.

The required front and rear yard setback total is 50 feet in the R-3 zone district.

BACKGROUND

The applicant is requesting the Special Exception J for a carport. There is no utility easement at the front property line. The garage has been converted into living area. The applicant's site plan proposes a new 178.5 sq. ft. porch which encroaches 101.15 sq. ft. into the required 23.7' front setback. The drawings indicate the carport will match the house in materials and design and the roof will rise no higher than the roof of the house. Building Permits & Inspection reviewed the structural drawings and notes that an engineered truss package is required at time of building permit.

CALCULATIONS

Permitted area of encroachment in required rear yard = 469.20 sq. ft. (2,346 sq. ft. ÷ 5)

Requested carport area = 462 sq. ft. (22' x 21')

Required front and rear yard setback total = 50'

Requested front and rear yard setback total = 31'

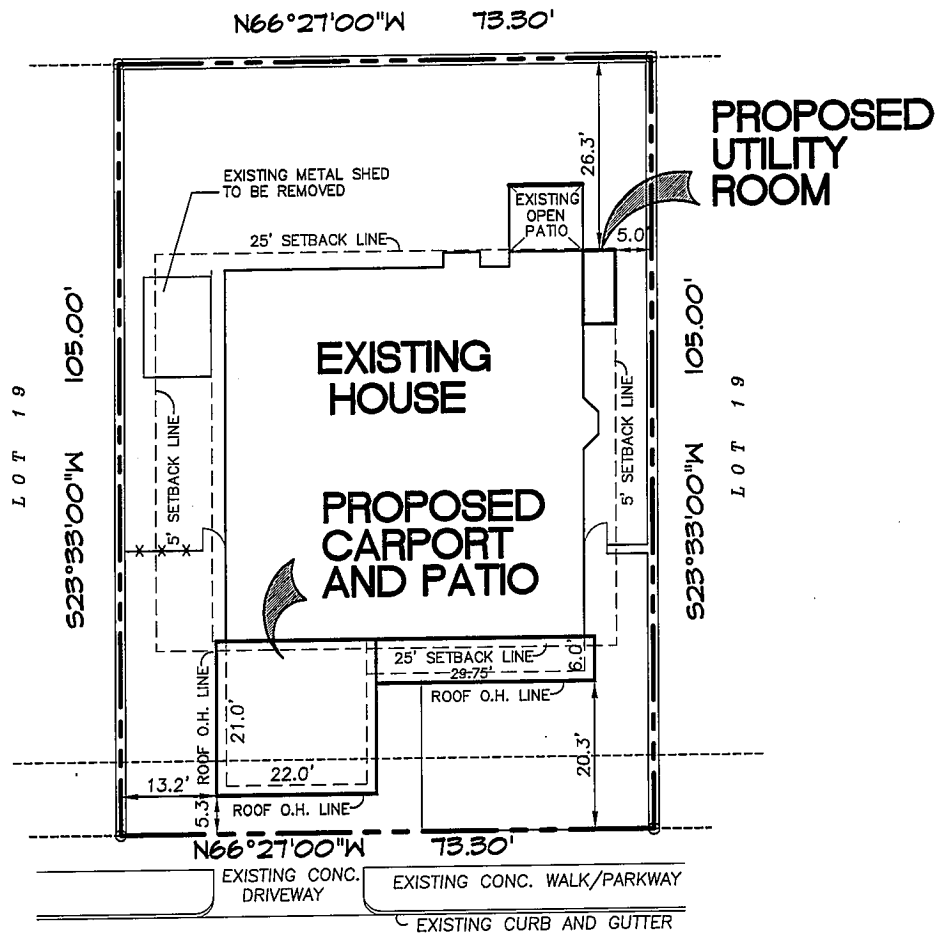
STAFF RECOMMENDATION

Staff recommendation is for approval of the request for the Special Exception for the carport.

The Zoning Board of Adjustment is empowered under Section 2.16.050 J to:

Permit the encroachment into the required front yard setback for a lot in a residential (R) district beyond other allowed modifications for a carport covering a driveway; provided, however, that:

1. The residence has been in existence with a valid certificate of occupancy for one continuous year; and,
2. The zoning board of adjustment has received the written approval of the structural design from the building permits and inspection division of the development services department; and,
3. The carport shall be constructed of the same material, architectural design, and color scheme as the residential structure, open on three sides, and attached to the main structure; and,
4. The area of the carport shall not exceed one-fifth of the first-floor area of the dwelling, nor shall the carport rise above the highest point of the roof of the dwelling; and,
5. Elevation drawings of the proposed structure shall be submitted; and,
6. For a duplex, the total of all extensions granted shall not exceed one-third the average width of the site, and the total of all extensions for either unit of the duplex shall not exceed two-thirds of the average width of that unit; and,
7. Unless otherwise provided in this chapter, all remaining areas of the required front yard shall be permanent open space; and,
8. There is no other reasonable alternative to provide a carport in the front yard of the subject property without exceeding the encroachments allowed in Title 20 of this code; and,
9. The extension shall not permit the creation of an additional dwelling unit for rental purposes nor shall it constitute an extension of the living area of the dwelling.



11037
TOM SHAW
(PUBLIC R.O.W.)

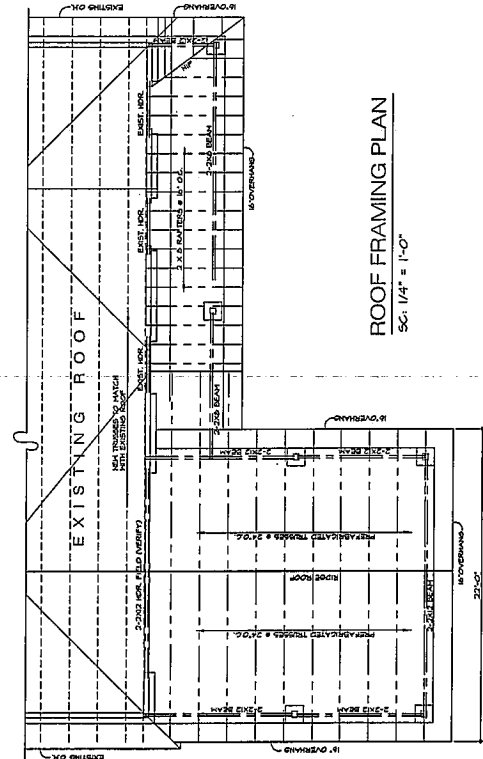
CARPORT AREA: 462

SITE PLAN

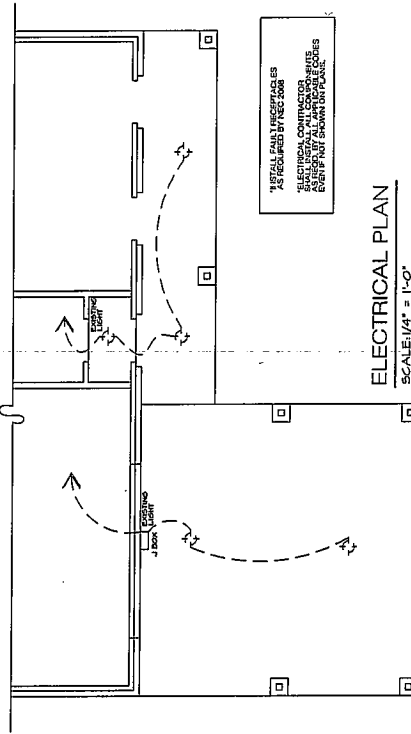


SCALE 1"=20'

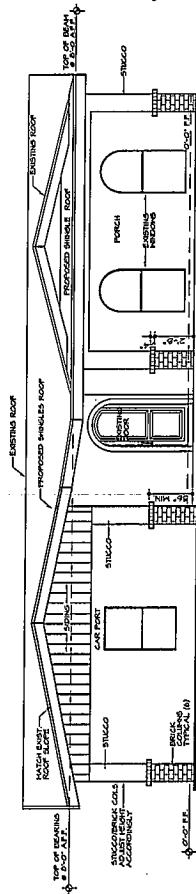
BEING LOT 9, BLOCK 121, VISTA DEL SOL SUBDIVISION, UNIT 23
CITY OF EL PASO, EL PASO COUNTY TX.



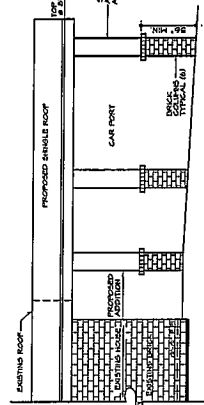
ROOF FRAMING PLAN
SCALE: 1/4" = 1'-0"



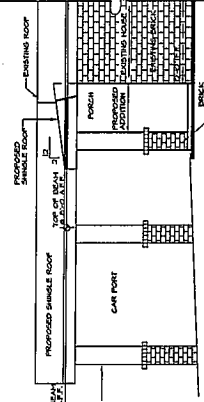
ELECTRICAL PLAN
SCALE: 1/4" = 1'-0"



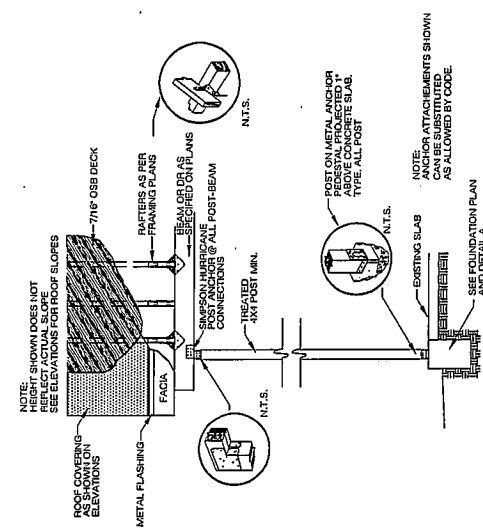
FRONT ELEVATION
SCALE: 1/4" = 1'-0"



LEFT ELEVATION
SCALE: 1/4" = 1'-0"



RIGHT ELEVATION
SCALE: 1/4" = 1'-0"



TYPICAL WALL SECTION
SCALE: 1/2" = 1'-0"

POST SECTION
SCALE: 1/2" = 1'-0"

- FRAMING NOTES:**
- HEADERS:
 - 1x4 TO 2x4 = 2-2x4
 - 2x4 TO 4x4 = 2-4x4
 - 4x4 TO 6x6 = 2-6x6
 - 6x6 TO 8x8 = 2-8x8
 - ALL JOISTS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED. JOISTS SHALL BE 2x10 OR 2x12 UNLESS OTHERWISE NOTED. JOISTS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.
 - MANUFACTURED JOISTS SHALL BE 16" O.C. UNLESS OTHERWISE NOTED.

TRUSSES

- DESIGN AND CONFIGURATION OF ALL ROOF TRUSSES SHALL BE PERFORMED BY A LICENSED STRUCTURAL ENGINEER.
- DESIGN AND FIELD SUPERVISION SHALL BE PERFORMED BY THE TRUSS MANUFACTURER.
- TRUSS MANUFACTURER SHALL SUBMIT TRUSS DESIGN AND FIELD SUPERVISION TO THE ENGINEER FOR REVIEW AND APPROVAL PRIOR TO MANUFACTURE.
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CARPENTRY

- ALL FRAMING LUMBER SHALL BE DRY-KNOWN LUMBER.
- ALL FRAMING LUMBER SHALL BE 1" ABOVE FINISHED GRADE.
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PROPOSED ADDITION
11037 TOM SHAW

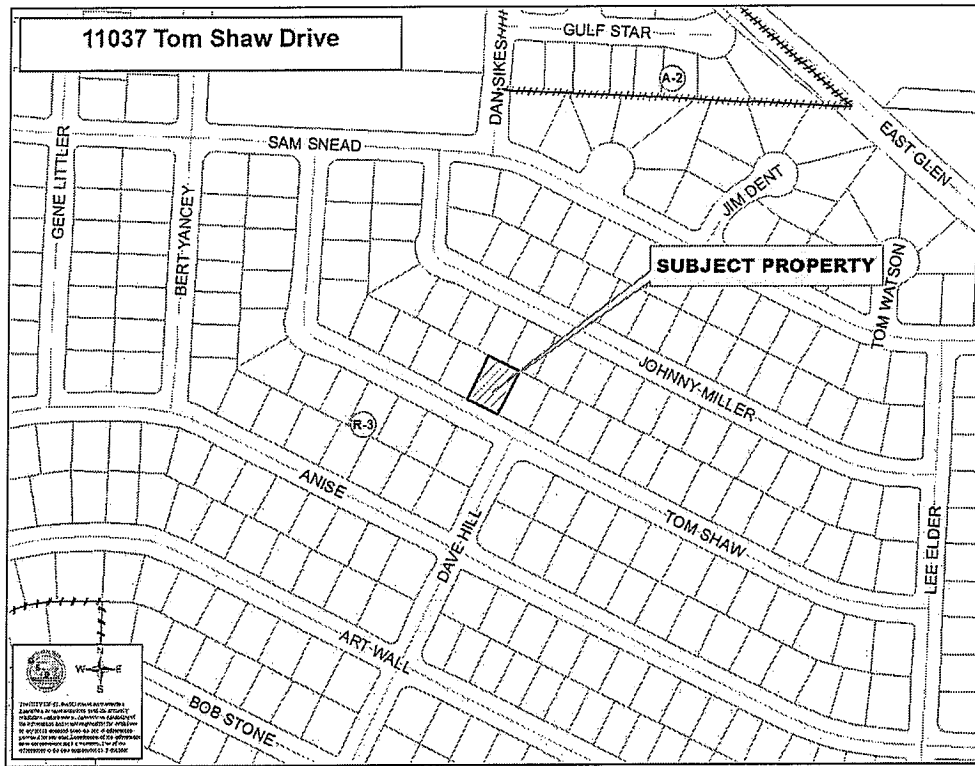
AREA CALC:

REVISIONS:

Renteria
3009 Avenida Ave. #8
Bk. 2nd. 0023
renteriaarchitects.com

SHEET
3 OF 4

ZONING MAP



NOTIFICATION MAP

